

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, August 23, 2017 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Shirley Kitchen, Mary Reak, Eugene Wurtz, Ken Neumann

Absent: None

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Ken Neumann to approve the agenda. The motion was seconded by Mary Reak. Motion carried.

Motion was made by Eugene Wurtz and seconded by Shirley Kitchen to approve the minutes of the July 26, 2017 meeting. Motion carried.

Public Forum- None

Communications- None

The Financial reports were reviewed. A motion was made by Shirley Kitchen and seconded by Ken Neumann to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. The board reviewed an Dodge 1 check. A Motion was made Mary Reak and seconded by Shirley Kitchen to approve the bills and pay as due. Motion carried.

Unfinished Business:

Dodge 1, 6 and OGLLC Occupancy Report for period August 2017.

Theresa	12-11	Burnett	12-12	Iron Ridge	8-7	Waupun	48-43
Ashippun	12-12	Lowell	12-12	Juneau	15-15	Oak Gove	24-24
Reeseville	14-14	Hustisford	14-14	Beaver Dam	17-14		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 127+ 0 port out

Occupancy report- Reviewed details of occupancy report.

Maintenance report- Apartment Remodel & Regular Maintenance. –Only 2 out of 48 units in Waupun are not remodeled. OGLLC new roof is complete. Signed gutter install for building A. Requested bids for Mulch and landscaping services. Signed contract for Town & Country to address parking lot in Old Ash. Remodeling Beaver Dam Apartments. Juneau parking lot lights were replaced. Parking lots will be sealed in Waupun, Juneau, Burnett, and Lowell. Insurance inspections for Theresa, Waupun and Beaver Dam.

Tenant/Program participation report- Reviewed details of Tenant/Program Participation Report

Management-Semap submission rating is high performer. OGLLC Investor visit scheduled for 9/13/2017. WHEDA visit went well. New computer installed and running. A133 auditor only made entries to depreciation and pension posting. He is working on submitting now. OGLLC insurance- Insurance with HAI group in place.



Also used them for van insurance. Coordinates policy and good rate. Working on 2018 OGLLC budget. Will include Building B roof placement and gutters.

Old Business:

- A. A motion was made by Shirley Kitchen to approve the bid from R&D Construction for the Concrete Improvements in Waupun. The motion was seconded by Mary Reak. Motion carried.

New Business:

- A. A motion was made by Shirley Kitchen to approve the resolution to increase the approval limit for the Executive Director in accordance with Rural Development regulations. The motion was seconded Eugene Wurtz. Motion carried.

The next meeting of the Dodge County Housing Authority is scheduled September 27, 2017 at 8:30a.m.

A motion was made by Shirley Kitchen to adjourn. The motion was seconded by Eugene Wurtz. Motion carried.

Meeting adjourned at 9:25 a.m.

Glenn Stousland, Chairperson

Donna Braun, Executive Director

DODGE COUNTY HOUSING AUTHORITY

491 East Center Street

Juneau, WI 53039

Office 920-386-2866

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OCCUPANCY REPORT---Rural Development

August 1, 2017

Move-Outs/Move Ins

September 1, 2017

Dodge 1

Theresa 12-11
Ashippun 12-12
Reeseville 14-14
Burnett 12-12
Hustisford 14-14
Lowell 12-12
Iron Ridge 8-7
Juneau 15-15
Beaver Dam 17-14
Total Vacancies 116 -111
Percent Vacancy 4.3%

1 M/I, 1 transfer to D6

Theresa 12-11
Ashippun 12-12
Reeseville 14-14
Burnett 12-12
Hustisford 14-14
Lowell 12-12
Iron Ridge 8-7
Juneau 15-15
Beaver Dam 17-14
Total Vacancies 116 - 111
Percent Vacancy 4.3%

Dodge 6

Waupun 48- 43
Total Vacancies 48-5
Percent Vacancy 10.4%

1 M/O, 2 M/I

Waupun 48-45
48 - 5
Percent Vacancy 10.4%

Dodge 8/OGLLC

Oak Grove 24 -24
Percent Vacancy 0%

2 M/O

Oak Grove 24-22
Percent Vacancy 8.3%

HUD HOUSING CHOICE VOUCHER PROGRAM

August 1, 2017

Total program participants paid by Dodge County 126 + 0 port out = 126 total

September 1, 2017

Less 0 household removed
Less 2 households voluntarily off
Less 0 port out absorbed
Less 0 voucher searching
Added 0 Port In absorbed
Added 2 New
Added 0 voucher searching back on program
Program Participants in Dodge County 126
Paying for port out 1
Total program participants we are paying for 127
Current program participants searching 1
Current Vouchers Issued 11
Waiting List / with local preference, and not very low 2336/2479

Prepared – September 18, 2017